

Applicant: Bryant Management Co.

Agent: Garland Wright

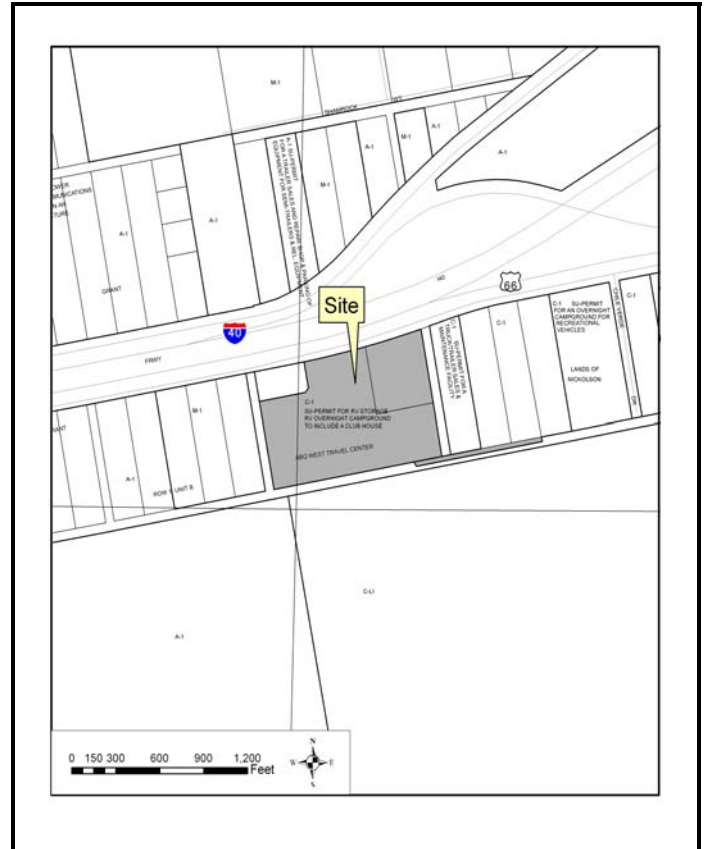
Location: 13500 Central Ave. SW

Property Size: 18 acres (approximately)

Existing Zone: A-1 with a Special Use Permit for a Specific Use For RV Storage and a Special Use Permit for an Overnight Park to include a Club House

Proposed Request: Special Use Permit to remove the RV Storage and replace with additional spaces for the RV Overnight Campground

Recommendation: Approval



Summary: The applicant is requesting a Special Use Permit to remove the RV Storage, specifically on Tract C, and replacing it with an additional 35 RV overnight campground spaces. The request will also include a caretaker unit and two daily overnight campground rental cabins. The site also includes incidental uses related to an overnight campground site, specifically on Tract A.

This case was continued from the March 5, 2008 County Planning Commission hearing to allow the applicant an opportunity to submit a revised site plan.

Staff Planner: Adella Gallegos, Associate Program Planner

Attachments:

1. Application
2. Land Use Map
3. Comments-Public Works Division & Environmental Health
4. Revised Site Plan dated March 12, 2008

Bernalillo County Departments and other interested agencies reviewed this application from 1/23/08 to 2/12/08. Agency comments are verbatim and were used in preparation of this report, which begin on page 12.

AGENDA ITEM NO.: 4
County Planning Commission
April 2, 2008

CSU-80009 Garland Wright, agent for Bryant Management Co., requests approval of an amendment to a Special Use Permit to remove the RV Storage and replace with additional spaces for the RV Overnight Campground on Tracts A & C, located at 13500 Central Avenue SW, approximately ½ mile west of Paseo del Volcan on the south Frontage Road off of I-40, zoned C-1 with a Special Use Permit for Specific Use for RV Storage and a Special Use Permit for RV Overnight Campground to include a Club House, and containing approximately 18 acres. (L-6) (CONTINUED FROM THE MARCH 5, 2008 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land Use
	C-1 with a Special Use Permit for a Specific Use for RV Storage and a Special Use Permit for an Overnight Park to include a Club House	Overnight Campground Park
North	Interstate Road 40	Interstate Road 40
South	A-1 and CL-I	Vacant
East	C-1 and C-1 with a Special Use Permit for a Tractor/Trailer Sales & a Maintenance Facility	Trailer Maintenance & Mobile Home Sales Office
West	M-1	Large Auction Yard for Heavy Equipment

BACKGROUND:

The Request

The applicant is requesting a Special Use Permit to remove the RV Storage and replace with additional spaces for the RV Overnight Campground. The underlying zoning of the subject site is C-1 with a Special Use Permit for a Specific Use for RV Storage and a Special Use Permit for RV Overnight Campground to include a Club House. The applicant is now requesting to replace the RV storage site (Tract C) with an expansion of an additional 35 campground sites. Tract A of the overnight campground site currently has 185 overnight campground sites. The site plan also includes, specifically on Tract A, storage sheds (5), spa, bath house, a manufactured home not on a permanent foundation (caretaker unit) and a cabin (daily overnight rental) which currently exist on the site

Request Justification

The applicant contends that the proposed request is consistent with the uses already on the site, with the travel related uses that exist surrounding the site and that the request would be advantageous to the overall community by continuing to provide a service for people choosing the RV lifestyle as well as for those individuals visiting our City and County.

Surrounding Land Use and Zoning

The site is currently governed with a Special Use Permit for a Specific Use for RV Storage and a Special Use Permit for an Overnight Campground to include a Club House. The M-1 zoned development adjacent to the subejct site, on the west side, consists of a large auction yard for heavy equipment. To the east of the site consist of C-1 zoning and two Special Use Permits: (1) Special Use Permit for Truck/Trailer Sales & Maintenance Facility and (2) Special Use Permit for Overnight Campground for Recreational Vehicles. The site is adjacent to the Interchange (I-40) on the north with the property on south zoned CL-I and A-1 and completely vacant.

The most current zoning activity in the general area was a Special Use Permit for a Trailer Sales and Repair Shop located directly north of I-40 (CSU-50015) approved by the Board of County Commissioners on August 23, 2005. The approval of CL-I zoning for approximately 217 acres located adjacent to the south of the subject site (CZ-40013) was approved by the Board of County Commissioner on September 26, 2006.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Reserve area of the Albuquerque/Bernalillo County Comprehensive Plan. The goal is to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed.

The goal for the Rural Area states that Rural Areas shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots;

higher density development may occur at appropriate locations within rural villages or planned communities.

Policy c for the Reserve Area states that development within reserve areas shall take place in accordance with an approved planned community master plan, or in accordance with the standards applicable to Rural Areas.

Policy g states, "The following policies shall guide industrial and commercial development in rural areas:

- Small-scale, local industries which employ few people and may sell products on the same premises are the most desirable industrial use.
- Neighborhood and/or community-scale rather than regional scale commercial centers are appropriate for rural areas. Strip commercial development should be discouraged and, instead, commercial development should be clustered at major intersections and within designated mountain and valley villages.

West Side Strategic Plan

The West Side Strategic Plan was adopted by the Board of County Commissioner's in April 1998. The subject property is located in the Westland South Community in the Plan. The Westland South community will be bisected by the Paseo del Volcan connection between I-40 and Rio Bravo and is expected to develop a Community Activity Center near the Paseo del Volcan and Central Avenue ("Gateway to Albuquerque") intersection.

Policy 3.63 Bernalillo County and the City of Albuquerque will require development of the new Westland South Community consistent with Planned Communities Guidelines.

Southwest Area Plan

The site is located in Residential Area 1 of the Southwest Area Plan.

Policy 1 states "Techniques to ensure water quality and to enhance water conservation shall be established by the appropriate governmental agencies to enforce policies adopted in the Ground Water Protection Policy and Action Plan and to prevent further groundwater contamination in the Plan Area.

Policy 6 states, "As development occurs in the Plan area, provision shall be made to ensure erosion is controlled during and after construction. Runoff and erosion controls shall be developed throughout Soil conservation Service Zones 3 & 4 to protect Zone 5.

Policy 7 states, "Specific land use regulations, with performance and improvement standards shall be created to protect agricultural lands.

Policy 29 states, "The County and City shall stabilize residential zoning and land use in the Plan area.

- d) Encourage C-2, M-1 and M-2 land uses in the area located south of Woodward and east of Second Street; and the southwest corner of I-40 and Paseo del Volcan, to promote areas of primary development.

Policy 32 states, "The areas located between I-25 and Second Street and the area south of I-40 and west of Paseo Del Volcan shall be used as primary employment because of their location to transportation facilities.

Policy 46 states, "Balance economic development and quality of life for existing communities as well as for newly developed areas."

West Route 66 Sector Development Plan

The West Route 66 Sector Development Plan recommends Special Use with Permissive C-2 Uses for the requested site. The existing use and proposed uses are consistent with uses under the C-2 Zoning category.

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications. The following are policies for deciding zone map changes and Special Use Permit applications:

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error in the original zone map.
 - 2. Changed neighborhood or community conditions justify a change in land use or A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
 - 1. denied due to lack of capital funds; or

2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.
- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted land use plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.

Section 18. Special Use Permit Regulations.

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
 1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become, obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;
 3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
 4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of county Commissioners for any of the specific uses set forth in Section 12, 13, 14, 15, 16, 17, and 18 of the Bernalillo County Zoning Ordinance. The Special Use Permits may be considered by the County Planning Commission only after it has been determined that the requested zone is inappropriate, and that unique conditions and substantial neighborhood support exist.

Section 18.B.32.a – Specific Use.

- a. (Office/Commercial) In certain situations based on unique conditions the owner may apply for any of the specific uses set forth in Sections 12, 13, 14 or 15 of this Ordinance. The special use for a specific use (office/commercial) may be granted if the owner/applicant proves by clear and convincing evidence that: (1) unique conditions exist that justify the request and (2) there is substantial support from neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use.

ANALYSIS:

Surrounding Land Use and Zoning

The site is located approximately ¼ mile west of the Paseo del Volcan and Central Avenue Intersection. The underlying zoning of the site is zoned C-1.

The site is adjacent to M-1 zoning to the west that consists of a large auction yard for heavy equipment. To the east is C-1 zoning and two Special Use Permits: (1) Special Use Permit for Truck/Trailer Sales & Maintenance Facility and (2) Special Use Permit for Overnight Campground for Recreational Vehicles. The site is bounded on the north by the I-40 Interchange and on the south by A-1 and CL-I zoned vacant land. Around the subject site, there are several travel related uses.

Plans

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan with the goal to allow opportunity for future development of high quality, mixed-use, largely self-sufficient planned communities, bounded by permanent open space, in appropriate outlying areas, and to protect the non-urban metropolitan areas as rural unless such planned communities are developed. This request facilitates the Comprehensive Plan for this area as the proposed request falls within the mixed-use designation.

Westside Strategic Plan

The site is situated within the Westland South Community of the West Side Strategic Plan. The request facilitates the Plan in that the site is located within an area that is expected to develop into a Community Center and the uses allowed are consistent with the potential uses identified for a Community Activity Center.

Southwest Area Plan

The site is located in Residential Area One of the Southwest Area Plan. This request is consistent with the Southwest Area Plan in that the proposed site contains adequate infrastructure with respect to water, sewer and roads and Policy 29 identifies the area south of I-40 and west of Paseo del Volcan to be used as primary employment because of its location to transportation facilities.

Route 66 Sector Development Plan

The Route 66 Sector Development recommends for C-2 uses and identifies this area as appropriate for travel related uses. The uses related to truck and trailers parked outdoors for rental or storage is permissive in the C-2 zone.

Zoning Ordinance

This request appears to be consistent with Resolution 116-86 of the Zoning Ordinance in that the proposed uses would not have an adverse or significant impact on adjacent properties and would be consistent with other uses currently existing in the area

Agency Comments

The Office of Environmental Health has commented that a well permit and proof of abandonment of the septic will be required prior to allowing the site to be used as a storm water collection pond. In addition, the applicant will be required to acquire a formal letter from the New Mexico Environment Department indicating that the system is in compliance. The Office of Environmental Health, in conjunction with the Public Works Division, are requiring that the applicant acquire a sewer service availability statement from the Albuquerque Bernalillo County Water Utility Authority indicating that the existing force main has the capacity to handle the increase of the additional 35 campsites.

The New Mexico Department of Transportation, as well as the Public Works Division, have commented that a traffic impact analysis will be required addressing the access into and out of the site in addition to permits for existing and proposed driveways.

The Public Works Division has also noted that a grading and drainage and landscaping plan will be required prior to any development. The landscaping plan shall include the use of a drip system for all new planting areas and demonstrate the use of rainwater harvesting and/or utilization of a graywater systems and/or non-potable water for supplemental irrigation for an area of 20,000 square feet or more.

Analysis Summary

Zoning	
Resolution 116-86	The proposed use is not in conflict with the adopted elements of the Comprehensive Plan and other adopted plans. The proposed request is consistent given the change neighborhood conditions.

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Plans	
Southwest Area Plan	Policy 32 identifies the area south of I-40 and west of Paseo del Volcan to be used as primary employment because of its location to transportation facilities. The subject site is located in an area with travel related uses.
Other Requirements	
Environmental Health	A Well Permit and Abandonment Septic Tank Permits
Public Works	Traffic Impact Analysis and a Sewer Availability Statement

Conclusion

It appears that the request is appropriate since it is located in an area with travel related facilities and the development of Tract C on the site plan was initially slated for future overnight campground development. The overnight campground has been in operation since 1987 and has not had an adverse impact on the adjoining properties. Although the site plan denotes one daily overnight cabin rental, a visual view of the site revealed the existence of two daily overnight rental cabins. There are no existing violations on the subject site and the conditions of approval on the existing Special Use Permit have been complied with.

The request appears to be consistent with uses identified in the adopted plans and policies and with uses adjacent and surrounding site. The existing uses are compatible with the requested use and are of a travel related nature.

ADDITIONAL PLANNING DEPARTMENT COMMENTS (April 2, 2008):

At the March 5, 2008 County Planning Commission hearing, the applicant was instructed to submit a revised site plan that would incorporate needed changes and that would include existing structures that were not previously noted. The applicant has submitted a revised site plan and has incorporated the numerous changes and existing structures. Tract C has been identified and the number of RV spaces on Tract C have been numbered. The applicant also met with the Public Works Division and the Office of Environmental Health to go over the revised site plan. Both the Public Works Division and the Office of Environmental Health reviewed the site plan and acknowledged that the applicant has complied with County requirements (Attachment 3).

RECOMMENDATION: Approval based on the following Findings and Conditions.

Adella Gallegos,
Associate Program Planner

FINDINGS:

1. This request is for an amendment to a Special Use Permit to removed the RV Storage and replace with additional spaces for the RV Overnight Campground on Tracts A & C, located at 13500 Central Avenue SW, approximately ½ mile west of Paseo del Volcan on the south Frontage Road off of I-40, zoned C-1 with a Special Use Permit for Specific Use for RV Storage and a Special Use Permit for RV Overnight Campground to include a Club House, and containing approximately 18 acres.
2. This request is for a Special Use Permit for RV Overnight Campground (including club house, two rental cabins and a manufactured home for a watchman/caretaker).
3. The overnight campground site has had a Special Use Permit since July 21, 1987.
4. The property is within the Reserve Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request is consistent with the Southwest Area Plan in that the proposed site contains adequate infrastructure with respect to water, sewer and roads.
6. This request is consistent with Resolution 116-86 in that changed neighborhood conditions exists in that travel related uses can be found adjacent to and surrounding the site.
7. This request is consistent with the health, safety, and general welfare of the residents of the County.
8. This Special Use Permit (CSU-80009) for a Special Use Permit for RV Overnight Campground (including club house, two rental cabins and a manufactured home for a watchman/caretaker) supercedes the previous Special Use Permit for this site (CSU-50024).

CONDITIONS:

1. A grading and drainage plan shall be submitted to the Bernalillo County Public Works Division for review and approval within two months after the final Bernalillo County Commission approval. The drainage plan shall be acceptable to the Bernalillo County Public Works and shall demonstrate the use of rainwater harvesting to supply and/or supplement all landscapes totaling 20,000 square feet or more. Alternately, the applicant may show proof of use of an approved graywater systems or non-potable water for supplemental irrigation.
2. Landscaping for the Special Use Permit shall meet the following requirements:
 - a. There shall be a landscaped buffer along all streets of no less than 20 feet.
 - b. All landscaped buffers shall incorporate both coniferous and deciduous trees, shrubs, and vegetation to achieve a minimum of 75 percent coverage and a largely

opaque screen within two years of initial planting.

- c. At the time of planting, all trees shall be a minimum of 1½-inch caliper measured at two feet above ground, and shrubs shall be a minimum of five gallons in size. The landscaped buffers shall also provide gravel coverage at a minimum depth of two inches, and shall be watered by a designated (drip) irrigation system.
3. The applicant shall submit a Traffic Impact Analysis to the Public Works Division for review and approval within six months of the final Board of County Commission approval. A copy of the approval shall be submitted to the Zoning, Building, Planning, and Environmental Health Department for inclusion with the corresponding file.
4. The applicant shall obtain from the New Mexico Department of Transportation permits required for any proposed and/or existing driveways. A copy of the permit(s) shall be submitted to the Zoning, Building, Planning, and Environmental Health Department for inclusion with the corresponding file.
5. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months of the final Board of County Commission approval. The revised site plan shall include the following:
6. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
7. The Special Use Permit shall be issued for life of the use.
8. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied with within one (1) year.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health: No comments received

1. This property is served with an NMED approved private drinking water system. Water System - NM 3583201.

a. If this permit increases water flow demand. An water consumption analysis should be conducted to determine the extent of water rights and usage.

b. This water system requires a Bernalillo County well permit.

2. This property is connected to Commercial Flat rate municipal sewer.

Acct.#6816674677. Connection was established - 10-29-07.

3. This application site plan depicts using the former wastewater leach/disposal fields for storm water collection. This proposed use is acceptable provided that all former septic tanks have been abandoned. There were/are up to 5 or more septic tanks on the property.

a. Septic Tank abandonment permit EHTA-20060569 was issued for one tank and is still open.

b. Septic Tank abandonment permit EHTA-20070329 was issued for one tank and is still open.

c. Provide proof of septic tank abandonment for all tanks prior to using the site as a storm water collection pond.

4. The applicant shall write a formal letter to the NMED and the Bernalillo County Office of EH declaring that the Discharge Permit for on-site wastewater discharge is not applicable or needed any longer.

Fire:

Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of an apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.

An additional evacuation / access road maybe required in a wildland/forest interface area. An exiting analysis will be required to evaluate existing and/or proposed exiting systems. Extinguishers shall be suitable for the anticipated character of the fire, the construction and occupancy of the individual property or premises, the vehicle or hazard to be protected and the ambient-temperature conditions.

Fire lanes shall be designed, approved, and inspected prior to occupancy.

Upon the development of this RV Park the owner, Builder, developer must provide the following: 1. provide and show approved egress and ingress and dimensions in width. 2. show on approved plat the distance between the Parking drive through and Park RV's. 3.

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show locations of fire hydrants and distances. 4. fire extinguishers are required in approved locations throughout the RV Park. 5. Fire lanes is required for fire and EMS vehicles and any other emergency vehicle.

Zoning Administrator: No comments received.

Zoning Enforcement Manager:

Based on the above comments there is no adverse comments at this time. There are no zoning violations.

Building Department Manager: No comments received

Public Works:

DRAN:

This property is subject to Bernalillo County Code Chapter 38, "Floods". The site plan included with this Special Use permit application shows extensive development. A grading and drainage plan prepared by an engineer licensed in the State of New Mexico has been submitted to Bernalillo County Public Works (PWDN 80006) and has been approved on a conceptual level.

A complete drainage plan and/or report, approved by Bernalillo County Public Works, will be required prior to any development.

DRE

1. Please show the right-of-way width of the frontage road and the location of the improved roadway adjacent to this request. Note that landscaping located within the right-of-way is maintained by the property owner.
2. Please show any easements and rights-of-way within or adjacent to the site including, but not limited to, the roads abutting to the east and west.
2. A Traffic Impact Analysis (TIA) is required. Please contact David Albright 848-1516. The increased length of vehicles may require an assessment of the turning radii as part of the TIA scoping report.

Water Conservation

This commercial development is serviced by a privately owned well. The well is permitted for 28.4 acre-feet diversion (RG 48230) and the system is currently registered with the NMED as a transient non-community system (NM3583201).

As a condition of approval, applicant shall prior to issuance of construction permits,

1. Provide a letter from NMED, or other sufficient proof, indicating that the system is fully in NMED compliance as of the application date, and provide such letter or proof to the Bernalillo County Office of Environmental Health
2. Provide the following information to Bernalillo County Water Resources

- a. Metered water use information for the last three years indicating annual total diversion amounts and proof that such meter readings have been submitted to the Office of the State Engineer
- b. Percentage calculations based on existing number of slots (189) vs. project usage (35 additional slots) indicating that authorized diversion of 28.4 acre feet has not and will not likely be exceeded
- c. Any readily available information on well construction, static water levels vs pumping levels, and existing pump settings, well capacity, and
- d. Any other such information as is required by and submitted to the NMED with respect to existing system modification. Proof of consultation with the NMED will be required prior to issuance of subsequent permits.

This information is required under provisions of Section 86-44 of the Bernalillo County Code which requires that whenever an existing water system expansion is proposed, the system shall be reviewed by the county engineer prior to any act of installation or implementation of the proposed system. The intent is to ensure that the system possesses adequate water rights to supply the entire system, that water well conditions and capacities are adequate to provide the additional water required, and that the system remains in compliance with NMED requirements.

3. Provide a sewer availability letter from ABCWUA indicating that the existing 2" force main has capacity for the handling the additional demand of the 35 slots.

Conditions of approval:

Per Section 30-249, (2) Design and construction regulations for new development - new development other than single family.

The applicant is advised that

- 1) all new development other than single family dwelling in Bernalillo County shall install high efficiency toilets in all bathrooms. It is recommended that toilets in existing structures be retrofitted as well.
- 2) A landscape plan and grading and drainage plan are required and shall demonstrate:
 - a.) The total landscaped area. If the total landscaped area exceeds 20,000 feet, the applicant shall provide a grading and drainage plan acceptable to Bernalillo County Public Works that demonstrates the use of rainwater harvesting to supply and/or supplement all landscapes of 20,000 square feet or more. Alternately, use of approved graywater systems or non-potable water for supplemental irrigation may be utilized.

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b.) Use of drip irrigation for all new planting areas in accordance with existing Bernalillo County Ordinance. Spray irrigation cannot be used to apply water within eight feet of a street curb or storm sewer inlet, nor closer the eight inches to impermeable surfaces, no to areas less than 10-feet in any dimension.

Condition of approval:

Applicant shall provide a grading and drainage plan acceptable to Bernalillo County Public Works and demonstrating the use of rainwater harvesting to provide supplemental water to irrigated areas.

Parks & Recreation:

For informational purposes, the Long Range Bikeway System Map identifies a proposed bike route on Central Ave. in this area.

Sheriff's: No comment received

COMMENTS FROM OTHER AGENCIES

MRGCOG: Staff has not comment on this proposal.

AMAFCA: No comment

City Planning Department/Development Services: No comments received

City Open Space:

Municipal Development Department:

Transp. Planning:

Transp. Development: No adverse comments.

Water Resources:

City Transit:

ABCWUA/Utility Development Section: No adverse comments

City Environmental Health:

City Open Space: No adverse comments.

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NM Department of Transportation

A traffic study will be required to determine the impacts to the states roadway system.

Access into and out of the site is of concern to the NMDOT. Access into and out of the site will be addressed in the study. All driveways existing or proposed shall be permitted.

All driveways shall comply with the state's Access Management Manual requirements.

Albuquerque Public School:

NEIGHBORHOOD ASSOCIATIONS: